

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, February 17, 2022
Time: 6:00 p.m.
Location: <https://us06web.zoom.us/j/83186491616?pwd=SXNXtMnZGViMERmcFdvb2RrWEZBZz09>

CALL TO ORDER

- Meeting was called to order at 6:13 p.m. by President, Suzette Avetian.

ROLL CALL

Board Present: Suzette Avetian, President
Paul Tran, Treasurer
Surya Koneru, Member at Large

Board Absent: Kristine Narum, Vice President
Jennifer Lynch, Secretary

Management Representative /
Minute Taker: Debbie Tolton, Cadden Community Management

QUORUM (3 Directors) –

- Quorum was present to conduct meeting.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **January 13, 2022** Board of Directors meeting and Budget Meeting. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending January 31, 2022:

• Bank Balance	\$31.71
• Operating Balance (petty cash-on-site)	\$100
• Reserve Balance – Alliance Bank	\$222,532
• Reserve Balance – Mutual of Omaha	\$129,955
• CD – Mutual of Omaha (15m) Matures 9/25/22	\$133,010
• CD – Gateway Bank (12M) Matures 6/02/22	\$131,592
• Delinquent Assessments	\$2,782
• Prepaid Assessments.....	\$22,603
• Unpaid Bills	\$1,495

- **MOTION:** to approve the financial reports for January 2022. Motion was seconded and passed unanimously.
 - Reviewed GL#4305 and #4311(Gen. Maint & Plumb Exp.) – 2022 YTD
 - **MOTION:** to transfer \$10,000 from Reserve Account into Operating Account to to evaluate later in year whether to pay back. Motion was seconded and passed unanimously.
- Manager Report accepted as presented.
 - Draft February Newsletter reviewed. Manager to confirm date change of asphalt repair and update newsletter. Digital locks verbiage to be changed.
 - Signage to both gates to be reviewed and installed.
 - Residents to contact both landlord and On site office of any leaks in unit.

OLD BUSINESS

- Bicycle rack relocation (pending)
- Toilet leak detection – Department of water to provide tables.

NEW BUSINESS

- None presented.

NEXT MEETING

- The next meeting is scheduled for Thursday, **March 10, 2022 at 6:00 p.m.**

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 6:48 p.m.

EXECUTIVE SESSION FOLLOWED.

MOTION: To adjourn the Board of Directors meeting and go into Executive Session as permitted by law in accordance with A.R.S. 33-1248(C) Condominiums) for the following reason(s): (3) personal health or financial information of an owner/member, employee, etc.; (4) employee performance, compensation, health records, etc.; and (5) owner/member appeal or penalty.